K 2036

For and in consideration of the sum of $10.00

Ten and---------- ----------No/100 DOLLARS

Cash in hand paid me and other good and valuable consideration,

among which is the love and affection, which I bear my daughter,

Ruby Bixler Bailey, I Jacob Henry Bixler,

have bargained and sold, and by these presents do transfer and convey unto the said

Ruby Bixler Bailey

her heirs and assigns, [redacted] my one-half undivided interest in and to

a certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

Being the North 45 feet of Lot No. 46 on the Plan of North Nashville Real Estate Company, as per plan in Book 21, page 105, of Register's Office for Davidson County, Tennessee, fronting 45 feet on the West side of 7th Ave. North, formerly Vine Street and runs back westerly between parallel lines 160 feet to an alley, and being the same property conveyed to J. H. and D. R. Bixler by deed dated March 19th, 1927, of Record in Book 725, page 374, of the Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said

Ruby Bixler Bailey, her heirs and assigns, forever.

And I do covenant with the said Ruby Bixler Bailey

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby Bixler Bailey

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of February, 19 52.

Henry Bixler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret Anderson, a Notary Public in and for said County and State, the within named Jacob Henry Bixler

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of February, 19 52.

Commission expires [illegible]

Notary Public

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 19 day of FEB 1952 at 10:54 A.M.
Noted in Book 17 Page 318
Recorded in Book [illegible] Page [illegible]
JAMES P. [illegible], Register
By E. McKinney D.C.
Recording Fee 2.00

19 60569 240

WARRANTY DEED

FROM

Jacob Henry Bixler

TO

Ruby Bixler Bailey

G 502